Davidson County DEEDWARR
Recvd: 02/03/04 08:31 2pgs
Fees:13.00 Taxes:296.00

20040203-0012767

WARRANTY DEED

B-VR-03-1203

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2004.

Notary Public

DEENA L. O'BRIEN NOTARY PUBLIC AT LARGE TENN. DAVIDSON COUNTY My Commission Expires SEPT. 30, 2006

(AFFIX SEAL)

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Joshua A. Hall	~~Tennessee Commerce Bank~~ New Owner	
1203 Gartland Avenue (ADDRESS)	(ADDRESS)	83-9-51
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESLIE S. BICE, JR., UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA A. HALL AND TONYA M. HALL, MARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being the same 1/2 of Lot No. 1, Block No. 1 on the Plan of D.H. Bailey's Subdivision, of part of the Allison Property for "East Addition Real Estate Co.'s property; as of record in Book 161, Page 73, Register's Office for Davidson County, Tennessee, more particularly described as follows:

SAID east 1/2 of Lot 1 fronts 56 feet on the northerly margin of Gartland Avenue and extends back between parallel ines measuring 160 feet to a dea line in the rear measuring 56 feet thereon.

Being the same property conveyed to Leslie S. Bice, Jr. by Quitclaim Deed dated July 2, 1992 and filed for record on July 23, 1992 in Book 8682, Page 231, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Leslie S. Bice, Jr. and wife, T.J. Vestal Bice by Deed dated August 11, 1986 and filed for record on August 13, 1986 in Book 6948, Page 217, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1203 Gartland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of January, 2004.

Leslie S. Bice, Jr. 1/29/04

Leslie S. Bice, Jr.

STATE OF Tennessee

COUNTY OF Davidson

I, DEENA L. O'BRIEN, a Notary Public of the County and State first above written, do hereby certify that Leslie S. Bice, Jr. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of January, 2004.

Deena L. O'Brien
Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903